

SECTION 19

COMMERCIAL AND INDUSTRIAL MIXED USE (C-I)

- 19.1 Intent: The intent of this mixed use district is to provide both: (1) areas for commercial and service enterprises which are intended to serve the needs of the traveling public and local residents, and; (2) areas for light industrial uses for the benefit of the greater Big Sky area.
- 19.2 Minimum Lot Size and Width: There shall be no minimum lot area or width. Lot area and width shall, however, be large enough to accommodate proposed buildings, required parking and all applicable design standards, including landscaping (See 19.7, below).
- 19.3 Permitted Uses:
- a. Accessory apartments for employees.
 - b. Accessory garages, parking, loading facilities, fences, hedges and walls.
 - c. Art foundries.
 - d. Art galleries.
 - e. Artist's studios.
 - f. Bakeries.
 - g. Bars and lounges.
 - h. Bed and breakfast inns.
 - i. Bus shelters and bus turnouts.
 - j. Business and office machine sales, service and repair.
 - k. Car washes.
 - l. Churches.
 - m. Coin-operated laundromats.
 - n. Convenience stores, with or without gasoline sales.
 - o. Emergency services, including police, ambulance and fire stations.
 - p. Financial institutions.
 - q. Gasoline/service stations.
 - r. Greenhouses and Nurseries, plant.
 - s. Guide services for hunting and fishing and other outdoor activities.
 - t. Hardware/variety, appliance, plumbing and electrical supply sales.
 - u. Health and exercise establishments.
 - v. Manufacturing, light, completely indoors.
 - w. Medical Offices, clinics, and centers, including dental.
 - x. Motels.
 - y. Offices, professional.
 - z. Parks, trails and open space.
 - aa. Printing shops.
 - bb. Rental, sales and service of non-motorized sports equipment.
 - cc. Restaurants and cafes.
 - dd. Retail sales, including but not limited to:
 - 1. Clothing
 - 2. Food

3. Furniture
4. Gift/flower
5. Lighting
6. Pets, pet food and accessories
7. Pharmaceutical
8. Showrooms

SECTION 19 COMMERCIAL AND INDUSTRIAL MIXED USE (C-I)
(cont.)

9. Sporting goods
- ee. Utility service establishment.
- ff. Sale of building materials, including materials stored in an outdoor yard.
- gg. Sign manufacture, painting and maintenance.
- hh. Storage facilities, including warehouses and mini-warehouses.
- ii. Veterinary clinics.
- jj. Workshops and offices, including but not limited to:
 1. Cabinetry, woodworking and millwork.
 2. Countertops and accessories.
 3. Electrical and lighting.
 4. Floor coverings.
 5. Mechanical and plumbing.
 6. Paints.
 7. Sheet metal.

19.4 Conditional Uses:

- a. Accessory uses not listed in Section 19.3.
- b. Attached multi-family housing, located only on second or subsequent floors, at a maximum density of 12 units per acre.
- c. Automobile body repair and paint shops.
- d. Automobile repair shops.
- e. Animal Shelter.
- f. Campgrounds and campground accessory uses as listed in Section 29.5.
- g. Log building manufacturing yards.
- h. Drive-through facilities.
- i. Single-family dwellings.
- j. Firewood cutting and storage.
- k. Food processing plants.
- l. Foundries.
- m. Gravel quarries and quarry operations.
- n. Emergency helistops as accessory to public safety facilities.
- o. Light steel fabrication, including architectural and miscellaneous fabrication.
- p. Machine shops
- q. Planned unit developments.

- r. Recreational vehicle parks.
- s. Rental, sales and service of horses and motorized sports equipment.
- t. Roof-mounted satellite dish antennas.
- u. Truck terminals.
- v. Utility service operation facilities.
- w. Veterinary clinics with outdoor pens, kennels or runs.

19.5 Required Setbacks:

Front:	20 feet
Side:	10 feet
Rear:	10 feet

19.6 Maximum Building Height: 35 feet

SECTION 19 COMMERCIAL AND INDUSTRIAL MIXED USE (C-I)
(cont.)

- 19.7 Additional Standards: See Development Standards, Entryway Corridor Standards (Section 32) and Commercial Design Standards (Section 31).
- 19.8 Off-Street Parking: See Section 34.
- 19.9 Outdoor Storage: All outdoor storage shall be screened from the view of neighboring lots.

(Amended: County Commission Resolution No. 1997-81)

(Amended: County Commission Resolution No. 2002-49)

(Amended: County Commission Resolution No. 2007-001)

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SECTION 20 COMMUNITY COMMERCIAL (CC)

20.1 Intent: The intent of this district is to accommodate the unified development of community retail, service and office facilities with convenient auto access.

20.2 Minimum Lot Size and Width. There shall be no minimum lot area and width. Lot area and width shall, however, be large enough to accommodate proposed buildings, required parking, and applicable design standards.

20.3 Permitted Uses:

- a. Accessory garages, parking, loading facilities, fences, hedges and walls.
- b. Bakeries.
- c. Barber and beauty shops.
- d. Bars and lounges.
- e. Bed and breakfast inn (with eight or less rooms).
- f. Bus shelters and bus turnouts.
- g. Coin-operated laundromats.
- h. Convenience stores.
- i. Emergency services, including police and fire stations.
- j. Employee housing.
- k. Financial institutions.
- l. Hardware/variety stores.
- m. Health and exercise establishments.
- n. Lodges, clubs and fraternal organizations.
- o. Medical clinics and offices.
- p. Museums and galleries.
- q. Printing shops.
- r. Rental of non-motorized sports equipment.
- s. Restaurants and cafes.
- t. Retail sales, including but not limited to:
 - (1) Clothing sales.
 - (2) Food sales.
 - (3) Gift/flower shops.
 - (4) Jewelry sales.
 - (5) Pharmaceutical sales.
 - (6) Sporting goods sales.
- u. Utility service establishments.

20.4 Conditional Uses:

- a. Accessory uses not listed in Section 20.3.
- b. Artist's studios.
- c. Attached multi-family housing, located only on the second and/or higher stories at a maximum density of 12 units per acre.

- d. Bed and breakfast inns (more than eight rooms).
- e. Daycare facilities.
- f. Drive-through facilities.
- g. Dry-cleaning establishments.
- h. Gasoline sales and service.

SECTION 20 COMMUNITY COMMERCIAL (CC) (cont.)

20.4 Conditional Uses: (cont.)

- i. Motel.
- j. Planned unit development.
- k. Private schools.
- l. Religious institutions.
- m. Roof-mounted satellite dish antennas.
- n. Storage facilities.
- o. Utility service operation facilities.
- p. Veterinary clinics.

20.5 Required Setbacks:

Front:	20 feet
Side:	0 feet
Rear:	10 feet

20.6 Maximum Building Heights: 35 feet

20.7 Additional Standards: See Development Standards.

20.8 Off-Street Parking: See Section 34.

(Amended: County Commission Resolution No. 1997-81)

SECTION 21 MEADOW CENTER (MC)

21.1 Intent. The intent of this district is to provide a pedestrian-oriented, central location for basic services, shopping, employment and housing.

21.2 Minimum Lot Area and Width: Minimum lot size shall be sufficient to accommodate proposed buildings, required parking and design standards.

21.3 Permitted Uses:

- a. Accessory garages, parking, loading facilities, fences, hedges and walls.
- b. Bakeries.
- c. Barber and beauty shops.
- d. Bars and lounges.
- e. Bus shelters and bus turnouts.
- f. Coin-operated laundromats.
- g. Community and public facilities.
- h. Emergency services, including police and fire stations.
- i. Employee housing on second and subsequent stories.
- j. Financial institutions.
- k. Florists and gift shops.
- l. Health and exercise establishments.
- m. Indoor theaters/auditoriums.
- n. Lodges, clubs and fraternal organizations.
- o. Libraries.
- p. Medical clinics and offices.
- q. Museums and galleries.
- r. Offices.
- s. Parking lots.
- t. Parks, trails and open space.
- u. Photo studios.
- v. Places of worship.
- w. Post Office.
- x. Printing shops.
- y. Rental of non-motorized sports equipment.
- z. Restaurants and cafes.
- aa. Retail sales, including but not limited to:
 - (1) Clothing sales.
 - (2) Food sales.
 - (3) Hardware.
 - (4) Jewelry sales.
 - (5) Pharmaceutical sales.
 - (6) Sporting goods/variety goods sales.
- bb. Utility service establishment.

SECTION 21 MEADOW CENTER (MC) (cont.)

21.4 Conditional Uses:

- a. Accessory uses not listed in Section 21.3.
- b. Attached multi-family housing, located only on the second and/or higher stories.
- c. Buildings between 25 and 35 feet in height.
- d. Childcare Facilities
- e. Preschools
- f. Dry-cleaning establishments.
- g. Gasoline service stations, including the sale of convenience items.
- h. Roof-mounted satellite dish antennas.
- i. Planned unit developments.

(Amended: County Commission Resolution No. 2006-14)

21.5 The design of the Meadow Center shall:

- a. Provide for the safe and comfortable movement of pedestrians.
- b. Emphasize places of congregation, crossroads and nodal points by the use of building location, outdoor furniture, public art and vegetation.
- c. Include highly defined corridors framed by buildings and vegetation.
- d. Establish the traditional storefront/sidewalk relationship, with building fronts built close to sidewalks to facilitate the opportunities for browsing, social interaction and people watching. Buildings shall be accessed primarily from sidewalks.
- e. Create strong visual points and counterpoints through the dense arrangement of buildings and vegetation.
- f. Provide adequate access for service delivery and emergency vehicles.
- g. Provide for adequate parking which meets zoning regulations.

21.6 Maximum Building Height: 25 feet, unless approved as a conditional use under Section 41.

21.7 <u>Required Setbacks:</u>	Front	20 feet
	Side	0 feet
	Rear	10 feet

21.8 Additional Standards: See Development Standards.

21.9 Off-Street Parking: See Section 34.

(Amended: County Commission Resolution No. 1997-81)

SECTION 21.B TOWN CENTER COMMERCIAL (TCC)

21.B.1 Intent: The intent of this district is to provide a pedestrian-oriented, local-serving and visitor-serving center containing retail, office, public, quasi-public, recreational, parks, open space, trails and residential uses to complement and support the Town Center Residential District thereby creating the appearance and feel of a small town. The purpose of this district is to provide a location for local and visitor-serving services, shopping, employment, and housing. All Town Center commercial development shall be served by community water and sewer service.

21.B.2 Permitted Uses:

- a. Accessory garages, parking, loading facilities, fences, hedges and walls.
- b. Artist's studios.
- c. Bakeries.
- d. Barbershops and beauty shops.
- e. Bars and lounges.
- f. Bed and breakfast inns (eight or fewer rooms).
- g. Bus shelters, transit buildings, and bus turnouts.
- h. Business services (such as interior design, computer consulting, etc.).
- i. Coin-operated laundromats.
- j. Community and public facilities.
 - (1) Libraries.
 - (2) Civic buildings.
 - (3) Governmental buildings.
 - (4) Post Office.
 - (5) Parks, playgrounds, open space, and trails.
- k. Convention and meeting facilities.
- l. Drive-through facilities.
- m. Emergency services, including police and fire stations.
- n. Financial institutions.
- o. Florists and gift shops.
- p. Health and fitness/exercise facilities.
- q. Hotels and motels.
- r. Indoor theaters, cinemas, and auditoriums.
- s. Lodges, clubs, fraternal, and service organizations.
- t. Medical clinics and offices.
- u. Museums and galleries.
- v. Offices.
- w. Outdoor and indoor recreational facilities, including but not limited to

tennis courts, ice skating rinks, racquet ball and other court games, swimming pools, and climbing facilities.

- x. Parking lots.
- y. Parks, playgrounds, trails, and open space.
- z. Photography studios.
- aa. Printing shops.

- bb. Private, trade and professional schools.
- cc. Rental, sales and service of non-motorized sports equipment.
- dd. Residential apartments, condominiums, or timeshares located on second and subsequent stories.
- ee. Restaurants and cafes.
- ff. Retail Sales, including but not limited to:
 - (1) Clothing and footwear sales.
 - (2) Food sales.
 - (3) Hardware sales.
 - (4) Jewelry sales.
 - (5) Pharmaceutical sales.
 - (6) Sporting goods sales.
 - (7) Variety goods sales.
 - (8) Home design center sales.
- gg. Sports and recreation instruction.
- hh. Utility service establishment.

21.B.3 Conditional Uses:

- a. Accessory uses not listed in Section 21.B.2.
- b. Churches (Religious institutions and Places of worship).
- c. Daycare facilities.
- d. Dry-cleaning establishments.
- e. Emergency helistops as an accessory to public safety facilities.
- f. Gambling establishments, only within hotels.
- g. Gasoline sales, including motor vehicle service and repair.
- h. Kilns and foundries.
- i. Planned unit development.
- j. Roof-mounted satellite dish antennas.
- k. Sign manufacture, painting and maintenance.
- l. Utility service operation facilities.
- m. Veterinary clinics.

21 .B.4 Design and Patterns of Use: Design of the Town Center Commercial District shall be achieved through a Planned Unit Development.

The Design of the Town Center Commercial area shall be governed by the standards set forth in the Big Sky Town Center Planned Unit

Development and the Big Sky Town Center Design Standards and Guidelines manual.

Spatial organization of the district shall be compact and pedestrian-oriented. The primary circulation system shall consist of an organized street pattern and should define a centrally located public space—i.e., a “Town Plaza”—surrounded by a commercial area.

- Ground floor uses within the commercial area should be predominately retail and food and beverage services such as restaurants and lounges, and high pedestrian volume offices such as brokerages, title companies, and insurance businesses.
- Second floor uses should consist primarily of a mix of residential apartments, condominiums, or timeshares, and professional office uses, with limited retail uses such as food and beverage services, galleries, and art and photography studios.
- Specialty commercial uses such as theaters, cinemas, and supermarkets should serve as visual and functional anchors for the district.
- Visitor lodging and recreational uses should be located close to the Highway 64 corridor.
- Parking should be organized into an efficient system of shared lots, with easy vehicular access and circulation.
- Town Center Commercial District shall be connected to the Town Center Residential District with a suitable mix of parks, open space and trails.

21 .B.5 Minimum Lot Area: See Table 21.B.1.

21 .B.6 Minimum Lot Width: See Table 21.B.1.

21 .B.7 Minimum Setbacks: See Table 21.B.1.
Elements such as canopies, awnings, balconies, and/or roof overhangs and gutters may encroach into the adjacent road right-of-way up to five (5) feet, provided that no portion of these encroachments project into the driving lanes or on-street parking areas. All overhangs or other encroachments shall have a minimum of eight (8) feet of clearance from the top of the sidewalk.

21.B.8 Minimum Building Height: See Table 21.B.1

21 .B.9 Maximum Building Height: See Table 21.B.1, Section 31.B.4, and the Big Sky Town Center Design Standards and Guidelines.

21.B.10 Parking Standards: See Section 34, Parking, and Section 34.11, Town Center Parking.

21.B.11 Additional Standards: See Section 29, General Development Standards

**Table 21.B.1: Town Center Commercial District
Minimum Lot Size, Minimum Lot Width, Required
Setbacks, and Maximum Building Height**

Land Use Designations (1)	Lot Requirements		Minimum Setbacks			Building Height			
	Minimum Area	Minimum Width	Front Yard	Side Yard	Rear Yard	Min Stories	Min Feet	Max Stories	Max Feet
Commercial Core, 3-4 story area	2,500 SF	30 Feet	0 Feet	0 Feet	5 Feet	3	40	4	55
Commercial Core, 1-3 story area	2,000 SF	30 Feet	0 Feet	0 Feet	5 Feet	1	20	3	45
Neighborhood Commercial area	10,000 SF	50 Feet	0 Feet	0 Feet	5 Feet	1	20	2	45

Note: Land Use designations such as Commercial Core and Neighborhood Commercial are shown in the Big Sky Town Center Design Standards and Guidelines manual.

(Amended: County Commission Resolution No. 2000-018 on April 11, 2000.)

(Amended: County Commission Resolution No. 2004-145 on November 9, 2004.)

(Amended: County Commission Resolution No. 2006-084 on August 29, 2006.)

(Amended: County Commission Resolution No. 2007-001).

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SECTION 21.C TOWN CENTER RESIDENTIAL (TCR)

21.C.1 Intent: The intent of the Town Center Residential district is to provide a mix of housing types, densities, parks, open space and trails to complement and support the Town Center Commercial District, to thereby create the appearance and feel of a small town, and to create a year-round residential and recreational population center. All Town Center residential development shall be served by community water and sewer service.

21.C.2 Permitted Uses:

- a. Accessory uses and structures.
- b. Bus shelters and turnouts.
- c. Childcare facilities.
- d. Churches (Religious institutions and Places of worship).
- e. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-7, MCA.
- f. Multi-family dwellings.
- g. Parks, recreation areas, and open space.
- h. Single-family dwellings.
- i. Trails for non-motorized use.

21.C.3 Conditional Uses:

- a. Accessory apartment, caretaker residence and guest houses.
- b. Bed and breakfast inns (eight or fewer rooms).
- c. Community Residential Facilities as defined in 76-2411, MCA.
- d. Home Occupations.
- e. Planned unit developments.
- f. Public/private safety facilities or services.
- g. Schools.
- h. Utility service operation facilities.

21.C.4 Design and Housing Pattern: The design of the Town Center Residential District shall be achieved through a Planned Unit Development.

- The housing mix should consist of single-family and multi-family units and include both owner-occupied and rental units.
- Single-family detached housing should provide a range of lot sizes and unit areas at densities ranging from less than four (4) units per acre to six (6) units per acre.
- Multi-family units should include a variety of housing configurations,

including but not limited to duplexes, triplexes, and multi-plexes, and should reflect a range of lot sizes and configurations, with densities ranging from less than eight (8) units per acre to fifteen (15) units per acre.

- Town Center Residential District shall be connected to the Town Center Commercial District with a suitable mix of parks, open space and trails.

21.C.5 Density: See Table 21.C.1. Locations of specific densities shall be determined at the time of a land use permit application.

21.C.6 Minimum Lot Area: See Table 21.C.1

21.C.7 Minimum Lot Width: See Table 21.C.1

21.C.8 Required Setbacks: See Table 21.C.1

21.C.9 Maximum Building Height: See Table 21.C.1.

- (i) For that portion of a dwelling with parapet walls or mansard roofs and a flat roof system*: The building height shall be calculated by measuring the vertical distance from the highest point of the parapet wall or mansard roof to the average elevation of the four most varied finished grades adjacent to the structure, including the highest and the lowest. Non-occupiable elements such as elevator extensions, staircase enclosures, roof access hatches, chimneys, cupolas, roof-mounted mechanical or electrical equipment, or other architectural elements or screens may extend up to six (6) feet above the maximum building height for all dwellings in this district, and shall be setback at least six (6) feet from the street side roof edge. Roof-mounted mechanical and/or electrical equipment shall be shielded from view.

* - Flat Roof System: Shall be defined as a roof having a slope from 0:12 to 1:12.

- (ii) Maximum building heights for accessory buildings shall be specified in the Big Sky Town Center Design Standards and Guidelines manual.

21.C.10 Parking Standards: See Section 34, Parking and the Big Sky Town Center Design Standards and Guidelines.

21.C.11 Additional Standards: See Section 29, General Development Standards.

Table 21.C.1: Town Center Residential District Minimum Lot Size, Minimum Lot Width, Required

Setbacks, and Maximum Building Height

Residential Dwelling Unit Type	Maximum DU/Acre	Maximum Units/ Bldg	Lot Requirements		Minimum Setbacks			Building
			Minimum Area	Minimum Width	Front Yard	Side Yard	Rear Yard	Maximum Height
Multi-Family Residential	15	12	5,000 SF	80 Feet	10 Feet	10 Feet	10 Feet	40 Feet
Single-Family Residential	6	1	6,000 SF	60 Feet	15 Feet	10 Feet	10 Feet	33 Feet

(Amended: County Commission Resolution No. 2000-18 on April 11, 2000.)

(Amended: County Commission Resolution No. 2004-145 on November 9, 2004.)

(Amended: County Commission Resolution No. 2006-084 on August 29, 2006.)

SECTION 22 RECREATIONAL BUSINESS (R-B)

22.1 Intent: The intent of this district is to provide for large-scale recreational activities and for the retail and service activities frequently required by recreationists.

22.2 Minimum Lot Size: One acre.

22.3 Permitted Uses:

- a. Bus shelters and bus turnouts.
- b. Caretaker residence.
- c. Employee housing.
- d. Accessory garages, parking, loading facilities, fences, hedges and walls.
- e. Open space.
- f. Outdoor and indoor recreational facilities, including but not limited to golf courses, driving ranges, ice skating, hockey rinks, tennis courts, cross country ski facilities, racquet/handball courts, equestrian centers, multi-use trails, swimming pools, ski trails, lifts, and hunting and fishing facilities.
- g. Picnic areas.
- h. Playgrounds and parks.
- i. Rental and sale of sports equipment related to the principal use, not to exceed 1,500 square feet of floor space.
- j. Sports/recreation instruction.

22.4 Conditional Uses:

- a. Accessory uses not listed in Section 22.3.
- b. Campgrounds.
- c. Emergency helistops as an accessory to public safety facilities.
- d. Limited retail sales which are accessory to the principal use.
- e. Planned unit developments.
- f. Rental and sales of sports equipment related to the principal use in areas exceeding 1,500 square feet.
- g. Restaurants, cafes, bars and lounges as accessories to the principal use.
- h. Roof-mounted satellite dish antennas.
- i. Utility service operation facilities.

22.5 Required Setbacks:

Front:	20 feet
Side:	10 feet
Rear:	10 feet

22.6 Minimum Lot Width: 85 feet

22.7 Maximum Building Height: 35 feet

22.8 Additional Standards. See Development Standards.

22.9 Off-Street Parking. See Section 34.

(Amended: County Commission Resolution No. 1997-81)

(Amended: County Commission Resolution No. 2007-001).

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